



Canterbury Way  
Stevenage | SG1 4DJ

AGENT HYBRID

**Guide Price £160,000**



We are pleased to present to the market this chain-free one-bedroom ground floor flat, ideally located in the popular St Nicholas area of Stevenage. The building has recently undergone Section 20 improvement works, including upgrades to the roof, installation of a secure communal entry phone system, new perimeter fencing, and other essential enhancements, offering added peace of mind for residents. The accommodation comprises an entrance hallway with access to two useful storage cupboards, a good-sized fully tiled bathroom, and a spacious lounge/diner. From the lounge, doors lead through to a generous double bedroom and a separate kitchen. Externally, the property benefits from a secure communal courtyard garden/drying area, along with a dedicated external storage cupboard. An excellent opportunity for first-time buyers or investors, viewing is highly recommended.

**DIMENSIONS**

- Entrance Hallway
- Lounge/Diner 12'10 x 12'9
- Kitchen 9'4 x 8'11
- Bedroom 12'9 x 9'0
- Bathroom 7'5 x 6'7

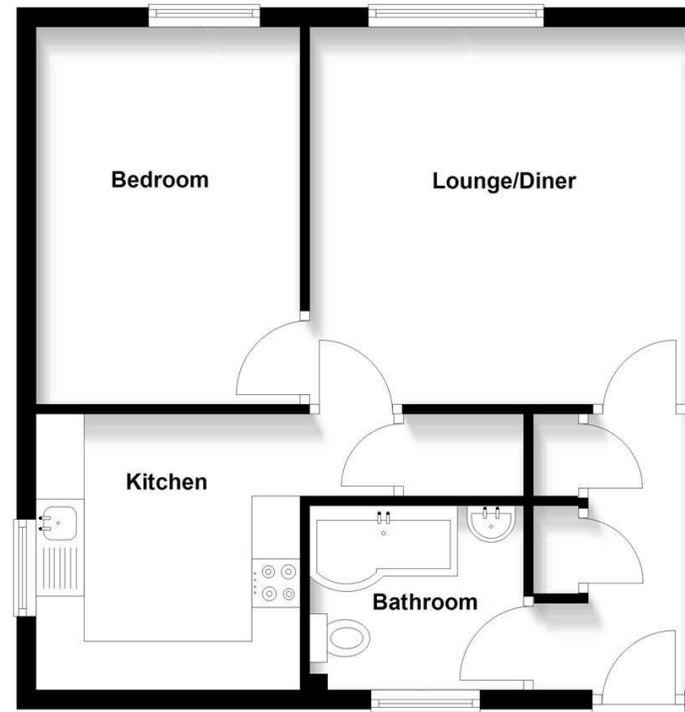
**N.B.**

- Approx. 88 years remaining on the lease.
- Approx. £241.35 per quarter for service charge, including ground rent.
- Section 20 works complete and being paid for by current owner.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
	<b>68</b>
	<b>76</b>

**Ground Floor**

Approx. 46.1 sq. metres (496.4 sq. feet)



Total area: approx. 46.1 sq. metres (496.4 sq. feet)

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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